

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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*Reclassification Of Area Shown On Map Number 11-G.  
(Application Number A-7369)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map Number 11-G in the area bounded by:

West Leland Avenue; the public alley next west of and almost parallel to North Kenmore Avenue; a line 123.8 feet south of West Leland Avenue (as measured along the east right-of-way of North Winthrop Avenue); North Winthrop Avenue; a line 60 feet north of and parallel to the public alley next southeast of and parallel to the public alley next southeast of and almost parallel to West Leland Avenue; and the public alley next northeasterly of and almost parallel to North Broadway (or a line extended),

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 12-J.*

(As Amended)

(Application Number A-7328)

IPD 1113

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the MPD Number 545 Manufacturing Planned Development District symbols and indications as shown on Map Number 12-J in the area bounded by:

beginning at a line 1,238 feet north of and parallel to West 55<sup>th</sup> Street; South St. Louis Avenue; a line 333.42 feet north of and parallel to West 55<sup>th</sup> Street; a line 585.58 feet west of and parallel to South St. Louis Avenue; a line from a point 585.23 feet north of West 55<sup>th</sup> Street and 585.58 feet west of South St. Louis Avenue to a point, 796.4 feet north of West 55<sup>th</sup> Street and 563.08 feet west of South St. Louis Avenue; a line from a point 796.4 feet north of West 55<sup>th</sup> Street and 563.08 feet west of South St. Louis Avenue to a point, 434.20 feet west of South St. Louis Avenue and 1,171 feet north of West 55<sup>th</sup> Street, said line being connected by a concave curve line having an arc length of 271.39 feet running to the northeast with a radius of 427.79 feet and a chord length of 266.86 feet; a line from a point 455.58 feet west of South St. Louis Avenue and 1,171 feet

north of West 55<sup>th</sup> Street to a point, 395.58 feet west of South St. Louis Avenue and 1,107.31 feet north of West 55<sup>th</sup> Street; a line from a point 395.58 feet west of South St. Louis Avenue and 1,107.31 feet north of West 55<sup>th</sup> Street to a point, 1,238 feet north of West 55<sup>th</sup> Street and 311.27 feet west of South St. Louis Avenue, said line running along a curved line having an arc length of 154.09 feet to the northeast with a radius of 475.42 feet and a chord length of 153.41 feet to the point of beginning,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area describe above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RT4 Two-Flat, Townhouse and Multi-Unit District symbols and indications established in Section 1 above to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Institutional Planned Development Number 1113.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately ten and eighty-hundredths (10.80) acres or four hundred seventy thousand four hundred forty-five (470,445) square feet net site area which is depicted on the attached Planned Development Boundary and Property Line (the "Property") and which is owned or controlled by the Board of Education of the City of Chicago and the Public Building Commission of Chicago ("Applicant"). The Board of Education has retained the P.B.C. to construct a new high school on the Property.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal titleholders or any

ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean the party who is authorized by the Applicant, its successors and assigns or any property owner association formed to succeed the Applicant for purposes of seeking approval of this planned development or any other amendment, modification or change thereto.

4. This Planned Development consists of seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Landscape Plan and Building Elevations prepared by Ronan DeStefano Architects, dated June 19, 2008. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply.
5. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the requirements thereof, and satisfies the established criteria for approval as a planned development.
6. The uses permitted within the area of delineation herein as "Institutional Planned Development" shall be educational and recreational facilities, public service offices, accessory parking and related uses incidental thereto and public transit facilities.
7. Identification signs, including but not limited to temporary construction signs, public announcement and notice signs, may be permitted within the area delineated herein as "Institutional Planned Development" subject to the review and approval by the Department of Planning and Development. No off-premise signs shall be permitted in the Planned Development.
8. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for accessible parking.
9. Service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.

10. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
11. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements the definitions in the Chicago Zoning Ordinance shall apply.
12. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II approval.
13. Improvements on the Property, including landscaping, all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other parkway landscaping shall be installed and maintained at all times in accordance with the attached Site/Landscape Plan and the Chicago Landscape Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this planned development consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant will incorporate a partial green roof covering fifty percent (50%) of the net roof area or forty-two thousand sixty (42,060) square feet, and to use recycled materials with the goal of obtaining L.E.E.D. silver level certification.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
16. The terms, conditions and exhibits of this planned development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate, and consistent

with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

17. Unless substantial new construction on the property has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert back to its RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Building Elevations; Green Roof Plan; and Chicago Builds Green Application referred to in these Plan of Development Statements printed on pages 33493 through 33502 of this *Journal*.]

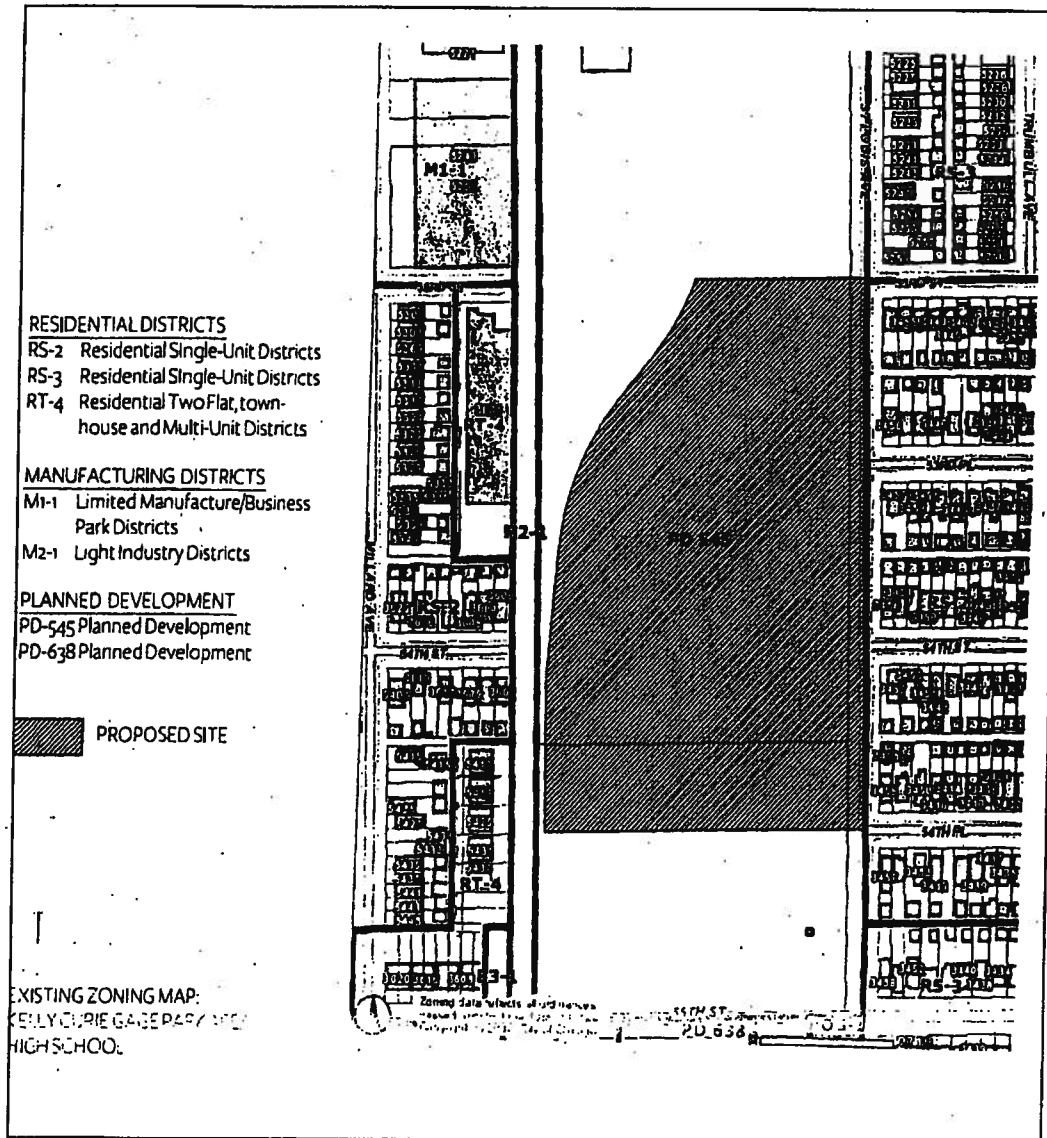
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Planned Development*

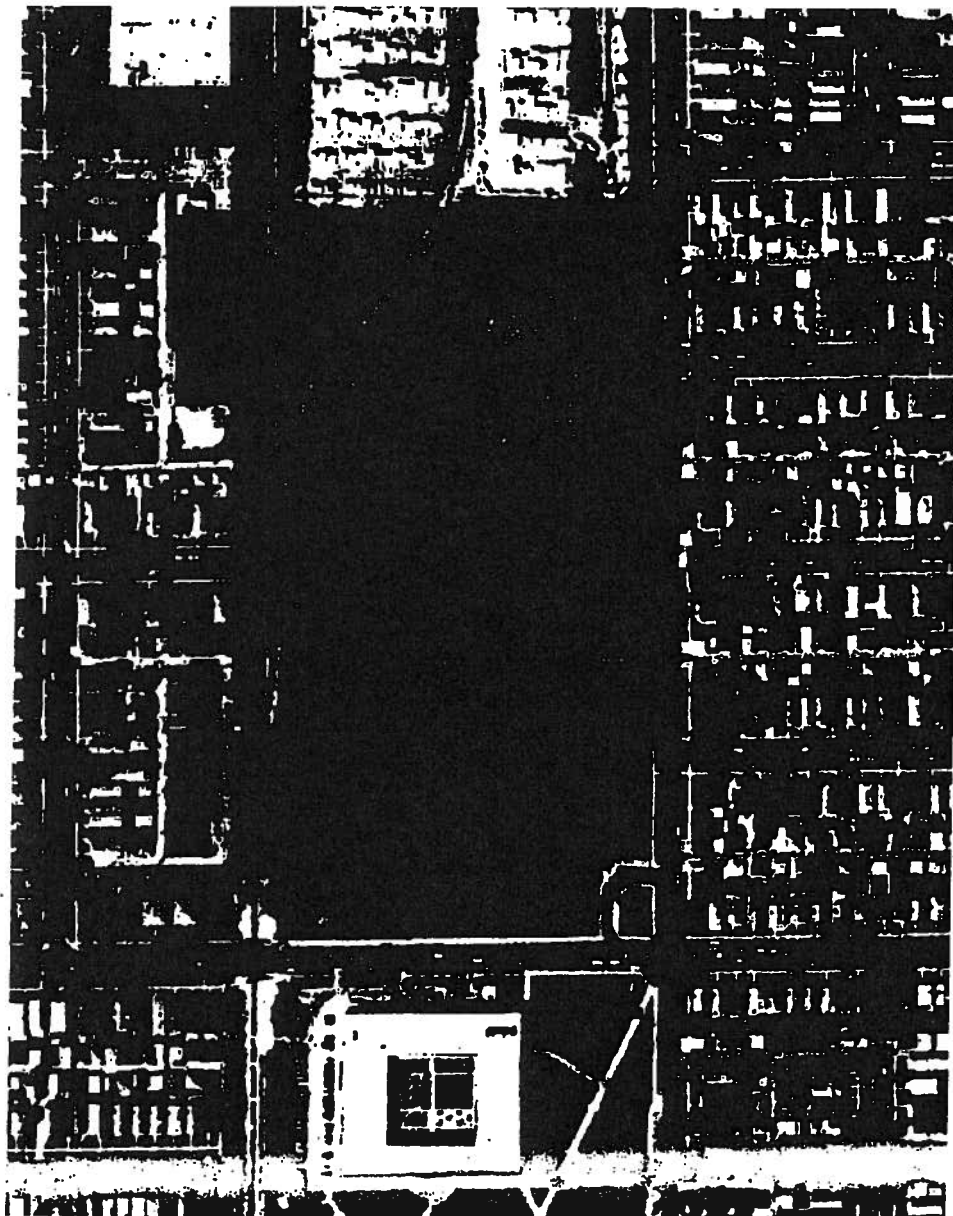
*Bulk Regulation And Data Table.*

Net Site Area for Subparcel B:	470,445 square feet/10.8 acres (actual)
Adjoining Right-of-Way Area:	29,816 square feet/0.68 acres (actual)
Gross Site Area:	500,261 square feet/11.48 acres(actual)
Floor Area Ratio for Net Site Area (Actual):	0.9
Number of Off-Street Parking Spaces:	46 + 2 handicapped
Number of Bike Spaces:	66 total
Off-Street Loading Spaces:	1 at 10 feet by 25 feet (actual)
Percent of Site Coverage:	24.8% (actual)
Minimum Building Setbacks:	Per approved Site Plan
Maximum Building Height:	69 feet

## Existing Zoning Map.

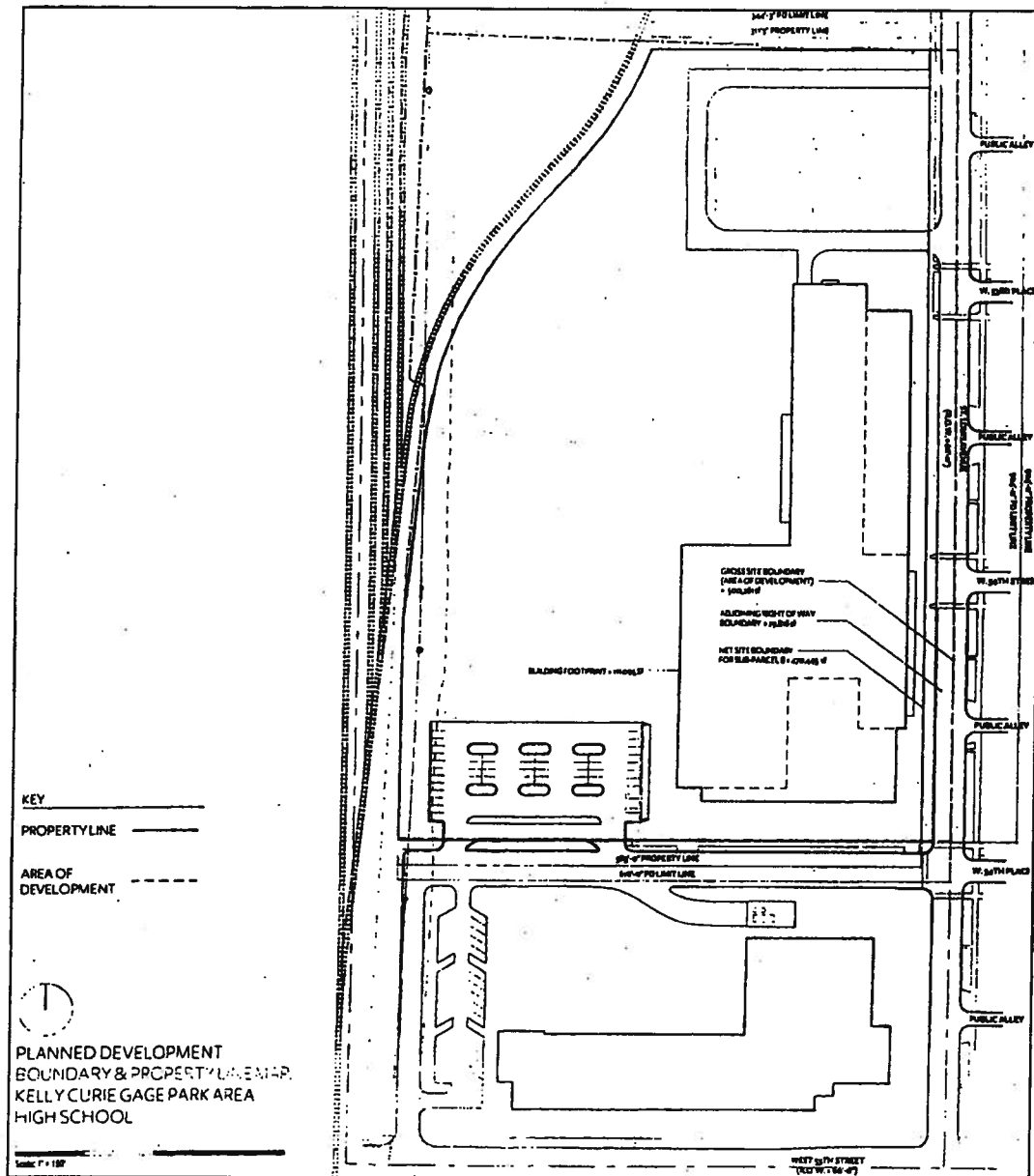


Existing Land-Use Map.





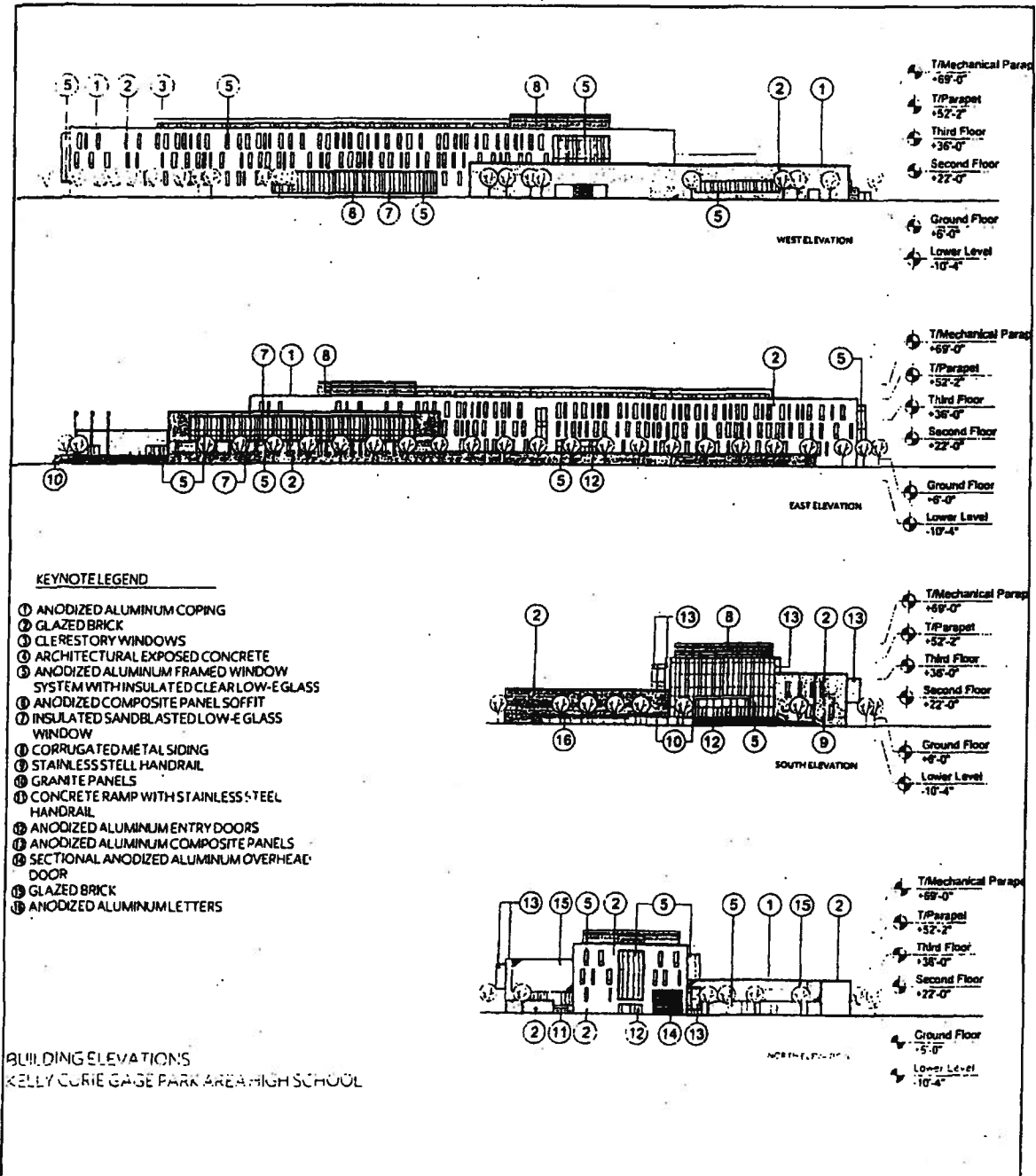
Planned Development Boundary And  
Property Line Map.



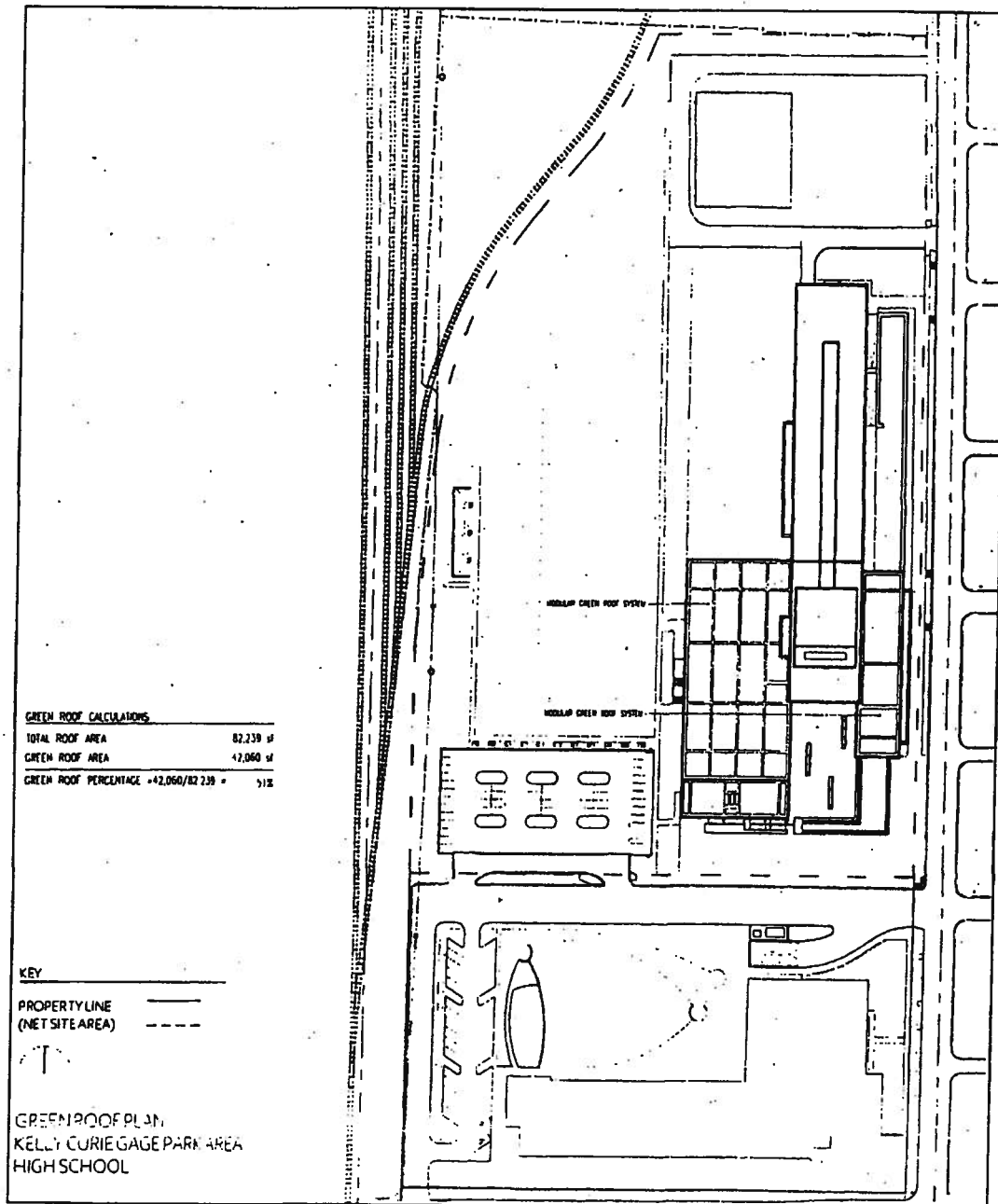




## Building Elevations.



## Green Roof Plan.



**Chicago Builds Green Application.**  
(Page 1 of 3)

<b>Project Name:</b>	Kelly Curie Gage Park Area High School		
<small>* Street Number (if the address only includes one street number, please fill only the cell "From").</small>			
<b>Project Location:</b>	From: 5400	To: [ ]	Direction: S
	Street Name: Saint Louis		Select Street Type: Ave
	Ward No: 14	Community Area No: [ ]	
<b>Project Type:</b>	Check applicable: <input checked="" type="checkbox"/> Planned Development <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> Zoning Change <input type="checkbox"/> PD No: [ ] <input type="checkbox"/> RDA No: [ ] <input type="checkbox"/> From: [ ] To: [ ] <input checked="" type="checkbox"/> Public project <input type="checkbox"/> Landmark		
<b>Project Size:</b>	Total land area in sq. ft.: 178,969	Total building(s) footprint in sq. ft.: 113,591	Total vehicular use area in sq. ft.: 14,061
<b>DPD Project Manager:</b>	Enter First Name Last Name: [ ]		
<b>BG/GR Matrix:</b>	Select project category: Inst. School, Com. Center		
<b>Financial Incentives:</b>	Check applicable: <input type="checkbox"/> TIF <input type="checkbox"/> Empowerment Zone Grant <input type="checkbox"/> Class L <input type="checkbox"/> GRIF <input type="checkbox"/> Ind. Dev. Revenue Bonds <input type="checkbox"/> Class 6b <input type="checkbox"/> SBIF <input type="checkbox"/> Bank Participation Loan <input type="checkbox"/> DOH <input type="checkbox"/> Land Sale Write Down		
<b>Density Bonus:</b>	Check applicable: <input type="checkbox"/> Public plaza & pocket park <input type="checkbox"/> Water features in a plaza or pocket park <input type="checkbox"/> Chicago Riverwalk improvements <input type="checkbox"/> Setbacks above the ground floor <input type="checkbox"/> Winter gardens <input type="checkbox"/> Lower level planting terrace <input type="checkbox"/> Indoor through-block connection <input checked="" type="checkbox"/> Green roof <input type="checkbox"/> Sidewalk widening <input type="checkbox"/> Underground parking and loading <input type="checkbox"/> Arcades <input type="checkbox"/> Concealed above-ground parking		

Chicago Builds Green Application.  
(Page 2 of 3)

		Required per Zoning Code or Green Roof/Building Green Matrix	To be Provided by the development
		Please fill, if applicable	
<b>Landscaping:</b>			
7' Landscape Setback	Square footage:	5,558	4,505
Interior Landscape Area	Square footage:	1,997	257,616
No. of Interior Trees		43	195
No. of Parkway Trees		21	28
<b>Open Space:</b>			
River Setback	Square footage:	0	0
Private Open Space	Square footage:	0	0
Privately developed Public Open Space	Square footage:	0	0
<b>Stormwater Management (At-grade volume control):</b>			
Permeable paving	Square footage:	18,863	
Raingarden	Check applicable:	<input type="checkbox"/>	
Filter strip		<input type="checkbox"/>	
Bioswale		<input type="checkbox"/>	
Detention pond		<input type="checkbox"/>	
Native landscaping	Square footage:	152,623	
Rain-water collection cistern/barrel	Gallons:	0	
Total impervious area reduction	Square footage:	0	
<b>Other sustainable surface treatments:</b>			
Green roof	Square footage:	20,560	21,315
Energy Star roof	Square footage:	0	0
High-albedo pavement	Square footage:	65,392	
<b>Transportation:</b>			
No. of accessory parking spaces		33	75
Total no. of parking spaces (Accessory + Non- Acc.)		75	
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)		0	0
No. of bicycle parking		65	66
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input type="checkbox"/>	

Chicago Builds Green Application.  
(Page 3 of 3)

**Building Certification:**

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input checked="" type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes (one-star)		<input type="checkbox"/>
Chicago Green Homes (two-star)		<input type="checkbox"/>
Chicago Green Homes (three-star)		<input type="checkbox"/>

**Energy efficiency strategies  
not captured above:**

(If Other than Energy Star Roof - or Energy Star Building  
Certification)

**Water Efficiency:** The project will include low flow plumbing fixtures.

**Other sustainable strategies  
and/or Project Notes:**

**Sustainable Strategies**

**Joint Use of Facilities:** The library, gymnasium, pool and fitness room are open to public during off hours and summer months.

**Project Notes**

**Parkway Trees:** Additional interior trees have been provided close to the parkway along St. Louis Avenue to compensate for the required number of parkway trees. The number of parkway trees is low due to the required fire lane and associated driveway across the parkway area at the corner of the Private Drive and St. Louis Avenue.



